

LAND SUBDIVISION COMMITTEE MEETING
July 3, 2013

Members

Gregg Humphrey

Mike Johnson

Nate Bottom

Lori Williams

Matt McLaughlin

Rick Weber

Brian Wright

Cyndi Knowles

Paul O'Shea

Steve Hall

Brad Bixby

Others

John Myers

Josh Vehovic

Mimi Hurwitz

Phil Martin

Steve Walker

Don DeFrates

Corky Joyner

Steve Stewart

Roger Kanerva

Deb Woods

Cobblestone Estates residents

Staff

Joe Zeibert

Steve Keenan

Norm Sims

**SPRINGFIELD-SANGAMON COUNTY REGIONAL PLANNING COMMISSION
MINUTES OF THE SUBDIVISION COMMITTEE MEETING**

FILE NO. 2013-04
(Lg Sc)

CENSUS TRACT # 36.04

NAME OF SUBDIVISION:	Lot 5 Cobblestone Estates 25 th Addition – Large Scale Development Plan
JURISDICTION:	City
DATE OF MEETING:	July 3, 2013
OWNER:	Courtney K. Joyner
ENGINEER:	Martin Engineering
DESCRIPTION:	Pt. SE ¼, Sec. 11, T15N, R6W (West side of Meadowbrook Road, north of Yucan Drive)
	1.993 Acres 1 Lots
MOTION TO RECOMMEND:	Approve, Subject To
BY:	Nate Bottom
2ND BY:	Matt McLaughlin
VOTE:	Unanimous

Steve Walker presented the large-scale development plan. He said the proposal would include three 12-unit apartment buildings, 36 units total. Walker said the apartments would be constructed behind a building currently under construction at the front of the lot.

Joe Zeibert, Regional Planning Commission, said the Regional Planning Commission received a letter pertaining to the drainage and would defer to the City for comment. He said the applicant shall check the 493.51 feet dimension along the south property line. Zeibert said the applicant shall add a sidewalk to promote future connectivity. Walker asked for clarification. Zeibert said the applicant shall extend the sidewalk where it is stopped near the west property line. He said with the mixed-use development proposed on the site connectivity would be important. Zeibert said the applicant shall add a sidewalk connection from the apartment buildings to the public sidewalk on Yucan. Walker asked for clarification. Zeibert said the applicant could provide a connection to the building under construction and extend the sidewalk from that building to the apartments in back. He said another possibility was to connect to the sidewalk on Meadowbrook. Walker said he thought the proposal would be to bring another sidewalk off the sidewalk on Meadowbrook across the drive along the east edge of the building. Zeibert asked if this would accommodate pedestrians getting to the existing building, to which Walker said yes. Zeibert said the applicant shall revise the location map to show the entire lot on the first page. He said the applicant shall clarify what P.E. means. Walker said it means permanent easement. Zeibert said the applicant shall identify the sidewalk widths. He said the applicant shall identify the loading space(s). Zeibert said the applicant shall identify the number

of parking spaces required for the entire site. He said the applicant shall show the location of all outdoor signs. Zeibert reminded the applicant that the Illinois Department of Natural Resources Eco-Cat tool identifies that the Franklin Ground Squirrel may be on the site.

Brian Wright, Sangamon County Highway Department, had no comments.

Paul O'Shea, Office of Planning and Economic Development, said he concurred with the sidewalk comments. He asked what the use for the existing building that is under construction will be. Corky Joyner said office/retail. O'Shea asked if further detail about the landscaping would be provided. He said no mention of landscaping for the existing building on the southeast corner of the site was provided. Zeibert said the applicant shall show landscape areas for the entire site. Joyner said the site would exceed the minimum landscaping requirements.

Mike Johnson, CWLP-Water, said the proposed water main to be extended into the site shall be 10-inch and extended to the west property line. He said there will be some additional discussions about the proposed meter pits to serve the apartment buildings.

Gregg Humphrey, Springfield Metro Sanitary District, had no comments.

Nate Bottom, City Engineer, said the applicant shall show the yard setbacks. He said the sanitary sewer extension shall be private. Bottom said the plans shall be signed and sealed by a professional engineer. He said the drainage was accounted for when the 25th Addition was platted. He said there were improvements made to the south detention pond to account for the detention. Bottom said the detention was addressed with the overall final plat.

Lori Williams, City Traffic Engineer, said the accessible parking signs shall be a minimum of 5 feet from the finished grade to the bottom of the sign. She said the parking stalls shall be striped in white since yellow is reserved for no parking zones. Williams said the applicant shall dimension the parking lot.

Matt McLaughlin, Springfield Zoning Administrator, had no comments.

Rick Weber, Springfield Fire Department, said the applicant shall provide additional fire hydrant coverage. He said the applicant shall provide accessible fire department connections. Walker said he thought he could shift the proposed hydrant to an area that will provide adequate coverage. Weber said the hydrants shall be within 150 feet of all the fire department connections.

Cyndi Knowles, Sangamon County Zoning Administrator, had no comments.

Steve Hall, Sangamon County Department of Public Health, had no comments.

Brad Bixby, CWLP-Electric, had no comments.

Humphrey asked if there was anyone else who wished to address the Committee on this matter. John Myers, representing the Cobblestone Estates Homeowner's Association [HOA], said he was accompanied by Deb Woods, the President of the HOA. Myers asked the members of the board present to stand. Several members of the HOA board stood. Myers said the HOA has an issue with drainage in the subdivision. He said there is litigation for the site. Myers said the HOA agreed to take the storm water detention. He said the HOA owns the ponds the Committee is referencing. Myers said there is a 2007 agreement that says storm water detention can go into the HOA ponds. He said in litigation Corky Joyner has taken the position that the agreement with the HOA is void. Myers said if the agreement is void then the HOA cannot accept Joyner's drainage because the HOA's agreement to accept the drainage is over. He said this means Joyner must provide his own detention. Myers said the property has a

history. He said in the Wal-Mart days there was a site plan showing the required on-site detention. Myers said the HOA did not agree to take Wal-Mart's detention and the HOA has not agreed, according to Mr. Joyner, to take Joyner's detention. Myers said he believes the coefficient of permeability has changed for the site, but not much. He said Wal-Mart was going to put 2.5 acres of on-site detention to drain the 25th Addition. Myers said since Joyner says there is no agreement that Joyner must provide on-site detention and the preferred area for on-site detention for the 25th Addition is Lot 5. He said the plan for Lot 5 does not show on-site detention for Lot 5 or on-site detention for the entire 25th Addition. Myers said as stated in his letter to the Committee, the HOA does not have a fight with Cobblestone Development Company. He said Cobblestone Development Company will probably bring one more final plat before you. Myers said we are fine; we think we have an agreement with them to take their storm water. He said we have no agreement with Mr. Joyner. Myers said we are opposed to this large-scale plan.

Deb Woods said their bylaws in the covenants only allow the HOA to take water in the ponds from authorized additions. She said at this point, based on what Mr. Joyner is saying, this is not an authorized addition. Woods said the HOA is obligated to the homeowners on the ponds. She said the big pond at the end overflows into Happy Landing. Woods said there is an agreement in place to allow this to happen. She said if the HOA has no authority over Joyner how will we protect the people, the pond, and the people in Happy Landing. Woods said Joyner states there is no agreement with the HOA. She said Joyner could build an oil retention pond and the HOA would have no say about water running off onto our homes. Woods said it seems absurd the HOA has to take water from Joyner when he is not paying his dues. She said Joyner is not taking care of his responsibilities like he said, but the HOA is now supposed to take Joyner's storm water. Woods said it does not seem right. She said the HOA did not have to do it for Wal-Mart; we should not have to do it now when according to Joyner there is no agreement.

Myers asked if there were questions. Humphrey asked if the agreement has been invalidated by a court of law. Myers said it has not. He said the reason is that Joyner has filed a motion saying the agreement is invalid. Myers said he has not filed a response yet. He said he is dragging Cobblestone Development back into the litigation because they are a party to the agreement. Humphrey said the agreement is still in place. Myers said at this point the agreement has been repudiated by Mr. Joyner. He said he could write Joyner's attorney a letter tomorrow saying we agree with you there is no agreement. Humphrey said the Committee is a technical committee and we base off technical, not legal issues. He said anything with covenants and associations is a civil matter. Myers said he gets that, but the Committee is also supposed to provide for on-site detention where there is no off-site detention. He said according to Mr. Joyner, there is no off-site detention. Myers said if there is no off-site detention, the technical committee has to provide on-site detention.

Nate Bottom made a motion to approve the large-scale development plan, subject to:

- 1) Checking the 493.51 feet dimension along the south property line;
- 2) Adding a sidewalk to promote future connectivity to the west;
- 3) Adding a sidewalk from the apartment buildings to the public sidewalk on Yucan;
- 4) Revising the location map to show the entire lot on the first page;
- 5) Clarifying what P.E. means;
- 6) Identifying the sidewalk widths;
- 7) Identifying the loading space(s);

- 8) Identifying the number of parking spaces required for the entire site;
- 9) Showing the location of all outdoor signs;
- 10) Showing landscaped areas for the entire site;
- 11) Showing the water main extended into the site as 10-inch and extending it to the west property line;
- 12) Showing the yard setbacks;
- 13) Showing that the sanitary sewer extension shall be private;
- 14) Adding the seal and signature of a professional engineer licensed in Illinois;
- 15) Showing the accessible parking signs shall be a minimum of 5 feet from the finished grade to the bottom of the sign;
- 16) Showing the parking stalls striped in white;
- 17) Dimensioning the parking lot;
- 18) Providing additional fire hydrant coverage to the satisfaction of the Springfield Fire Department; and,
- 19) Providing accessible fire department connections.

Hall asked if the Committee normally votes on issues in litigation. Humphrey said just because something is in litigation does not affect the Committee. The Committee is a technical committee. Humphrey asked if there was other discussion. Woods said if the HOA went back tomorrow and agreed with Mr. Joyner that there was no agreement what would happen with the City Council. Humphrey said this is only the first phase of this development. He said the second phase of this large scale is where the plans come in and the City reviews them for drainage, sewage, and other services. He said this is only the first phase. Bottom said this phase goes to City Council for final action.

Matt McLaughlin seconded the motion and the vote was unanimous.

**SPRINGFIELD-SANGAMON COUNTY REGIONAL PLANNING COMMISSION
MINUTES OF THE SUBDIVISION COMMITTEE MEETING**

FILE NO. 2013-03
CENSUS TRACT # 10.04

NAME OF SUBDIVISION:	Blackstone Subdivision – Final Plat
JURISDICTION:	City
DATE OF MEETING:	July 3, 2013
OWNER:	Blackstone Group
ENGINEER:	Martin Engineering
DESCRIPTION:	Pt. E ½, NE ¼, Sec. 31, T16N, R5W (Northwest corner of Cranmer Drive and Monroe Street)
	<u>4.36</u> Acres <u>3</u> Lots
MOTION TO RECOMMEND:	Approve, Subject To
BY:	Nate Bottom
2ND BY:	Gregg Humphrey
VOTE:	Unanimous

Phil Martin presented the final plat.

Joe Zeibert, Regional Planning Commission, said the applicant shall submit the final covenants. He said the applicant shall correct the stamp to refer to the new ordinance language. Zeibert said the applicant shall keep the City Engineer and the City Clerk signature block on the plat.

Brian Wright, Sangamon County Highway Department, had no comments.

Paul O'Shea, Office of Planning and Economic Development, said adequate sidewalks and connections along Cranmer Drive and Monroe Streets are important. He said connecting the sidewalk along Monroe with the adjacent property, i.e. Walgreens, would involve a little bit of an offset. O'Shea said he did not see any indication what would happen with the trees on the site. Zeibert asked if there were details on the shared access easement for the Blackstone construction plans, to which Bottom replied yes. Zeibert said a site plan will not be required, to which Bottom said that is correct.

Mike Johnson, CWLP-Water, had no comments.

Phil Martin said the water line will be taken and extended to the opposite side of the road. He said this will be reflected on the easement.

Gregg Humphrey, Springfield Metro Sanitary District, had no comments.

Nate Bottom, City Engineer, said the final plat shall be signed and sealed by an Illinois professional land surveyor [PLS].

Lori Williams, City Traffic Engineer, had no comments.

Matt McLaughlin, Springfield Zoning Administrator, had no comments.

Rick Weber, Springfield Fire Department, had no comments.

Cyndi Knowles, Sangamon County Zoning Administrator, had no comments.

Steve Hall, Sangamon County Department of Public Health, had no comments.

Brad Bixby, CWLP-Electric, had no comments.

Nate Bottom made a motion to approve the final plat, subject to:

- 1) Submitting the final covenants;
- 2) Correcting the stamp to refer to the new ordinance language while keeping the City Engineer and City Clerk signature blocks on the plat; and,
- 3) Adding the signature and seal of a PLS.

Gregg Humphrey seconded the motion and the vote was unanimous.

**SPRINGFIELD-SANGAMON COUNTY REGIONAL PLANNING COMMISSION
MINUTES OF THE SUBDIVISION COMMITTEE MEETING**

FILE NO. 2008-03B
CENSUS TRACT # 30

NAME OF SUBDIVISION:	Cityscape Commons – Final Plat
JURISDICTION:	City
DATE OF MEETING:	July 3, 2013
OWNER:	Cityscape 2, LLC
ENGINEER:	Greene & Bradford
DESCRIPTION:	Pt. E ½, NW ¼, Sec. 34, T15N, R5W (Southwest corner of Toronto Road and South Sixth Street)
	<u>2.89</u> Acres <u>5</u> Lots
MOTION TO RECOMMEND:	Approve, Subject To
BY:	Nate Bottom
2ND BY:	Matt McLaughlin
VOTE:	Unanimous

Don DeFrates presented the final plat.

Joe Zeibert, Regional Planning Commission, said the applicant shall submit final covenants and address the comments provided. He said the applicant shall ensure that coordinates are displayed to a minimum of four decimal points on each corner of the plat. Zeibert said the applicant shall correct the plat note to reflect the current ordinance language, while keeping the City Clerk line on the signature block. He said the applicant shall correct the Mayor signature block to say City Engineer.

Brian Wright, Sangamon County Highway Department, had no comments.

Paul O'Shea, Office of Planning and Economic Development, asked about sidewalks in the area of the site and if it would be practical to construct sidewalks. DeFrates said a sidewalk plan is being worked on and will be submitted to the City Engineer's office on Monday. He said the plan is along South Sixth Street from the existing entrance to the Hen House north to the former Hardee's north entrance. O'Shea said this is a high visibility property entering the City from the south via the exit ramp. He asked about landscaping the property. DeFrates said landscaping each property would be addressed with each site plan.

Mike Johnson, CWLP-Water, had no comments.

Gregg Humphrey, Springfield Metro Sanitary District, had no comments.

Nate Bottom, City Engineer, said the applicant shall show the two monuments that must be of stone or reinforced concrete and be set at opposite extremities of the property being platted. He said the construction plans shall be approved. Bottom said right of way [ROW] may be required along South Sixth Street. He said the applicant shall submit an owner's acknowledgement of the ROW conveyance in fee simple to the City of Springfield. Bottom said the applicant shall add a note on the face of the plat regarding the conveyance of the ROW that says the right of way shown hereon is hereby conveyed to the City of Springfield, Illinois as per the owner's acknowledgement. DeFrates asked if the ROW would be required for the sidewalk, to which Bottom replied correct.

Lori Williams, City Traffic Engineer, had no comments.

Matt McLaughlin, Springfield Zoning Administrator, had no comments.

Rick Weber, Springfield Fire Department, said the fire hydrant locations are insufficient. He said the optimal placement will be better known when it is known what will develop on the site.

Cyndi Knowles, Sangamon County Zoning Administrator, had no comments.

Steve Hall, Sangamon County Department of Public Health, had no comments.

Brad Bixby, CWLP-Electric, had no comments.

Bottom said if the applicant plans to utilize the access easement as the primary access, the applicant shall submit a site plan for the access easement. He said doing this would mean the applicant would not have to go through the site development plan process. DeFrates said the applicant might want to stick with going through the site plan process so it is known exactly what is developing on each lot. Bottom said the ordinance has changed.

Nate Bottom made a motion to approve the final plat, subject to:

- 1) Submitting final covenants and addressing the comments provided;
- 2) Ensuring that coordinates are displayed to a minimum of four decimal points on each property corner of the plat;
- 3) Correcting the plat note to reflect the current ordinance language, keeping the City Clerk line on the signature block;
- 4) Correcting the Mayor signature block to say City Engineer;
- 5) Showing the two monuments of stone/reinforced concrete at the opposite extremities of the property being platted;
- 6) Approval of the construction plans;
- 7) Showing ROW, if necessary;
- 8) Submit an owner's acknowledgement of the ROW conveyance in fee simple to the City of Springfield; and
- 9) Adding a note on the face of the plat regarding the conveyance of the ROW, if necessary.

Matt McLaughlin seconded the motion and the vote to approve was unanimous.